

**MAYOR AND CITY COUNCIL
CITY OF SEAT PLEASANT
FEGGANS CENTER REDEVELOPMENT PUBLIC HEARING
MONDAY, APRIL 16, 2012
6:00P.M.**

1. OPENING

1.1.1 Call to Order

Council President Porter called the meeting to order at 6:10p.m.

1.1.2 Roll Call

Present: Mayor Eugene Grant, Councilmember Darrell Hardy (ABSENT), Councilmember Johnie L. Higgs, Sr., Councilmember Kelly Porter, Councilmember Gerald R. Raynor, Sr., Councilmember Elenora Simms, Councilmember Aretha Stephenson, Councilmember Reveral Yeargin

Staff: Robert Ashton, City Treasurer, Vincent Jones, City Administrator, Dashaun Lanham, City Clerk

1.1.3 Invocation and Pledge of Allegiance:

The invocation was given by Councilmember Yeargin

2. PRESENTATION:

2.1.1. Ronald Lipford, Arel Architect

- Mayor Grant introduced Ronald Lipford, Architect
- Mr. Lipford stated that his work was surrounded with local projects with fire station and schools. They are the architect for District Seven.
- He stated that they were awarded the contract to two years ago very ambitious project
- Dewberry Engineering firm work along with him
- They analyzed dozens of surveys to determine the size and scale of the project. The architect takes your idea and turn it into square footage.
- The first board provides the network of the streets to provide several layouts of the site to be developed.
- They met to discuss the program requirements, which mean the number of rooms required in the building.

- The second board was a compromise of the density, retail, and street route for the concept, which means it can be changed. It provides projection for ideas.
- The third board provided a picture of concept for a City Hall. The City square in front of the city Hall for a gathering or town meeting. The surrounding structures are retail, youth center. The planning tool will allow you the opportunity to talk to other government officials and finance companies. He stated that we you cannot take the plans into DER and request a building permit.
- The fourth board provided a night vision of the project. It makes a statement of the City of Excellence.
- He stated that this process says it has been some thought. The community had an opportunity to have input into the project by completion of the survey.

CITIZEN'S COMMENTS:

- Councilmember Reveral Yeargin wanted to know if the building provided a basement.
- Mr. Lipford stated that the building does not have a basement
- Councilwoman Stephenson wanted to know if the front of the building is considered a drop off.
- Mr. Lipford stated that that it is a drop off that will take you out onto Drylog.
- Councilwoman Stephenson wanted to know if the parking lot provided handicap parking for the citizens.
- Mr. Lipford stated that the parking is alongside the building
- Ms. Kittrell wanted to know where the Youth Center and Retail space will be provided.
- Mr. Lipford identified the location of each being center in one area. The youth center provided a different challenge depending on the size and services offered.
- Mayor Grant stated that since the project was drafted they have changed it to be a Recreational Center. The recreation center will remove some of the retail to allow Kevin Durant to build a structure. This will move Park & Planning into the center, which will turn the current Activity Center into a Senior Center.


- Councilman Raynor wanted to know if the size of the recreation center will be the same size. Mr. Lipford stated it will be larger. It will hold AAU ballgames,
- The outside activities will be limited. We will have a walking trail
- Councilman Higgs stated that center square was thinking out of the box. Mr. Lipford stated that one of the surveys stated it wanted some thinking outside of the box.
- Mayor Grant requested Mr. Lipford to explain the senior houses. He stated that the building was being designed with four buildings with four units in each.
- Councilwoman Stephenson wanted to know if the plans are to have an indoor pool. Mayor Grant stated we will not have a pool due to the expense.
- Mr. Ashton commended them on the senior units. He wanted to know the involvement on the project with regards to financing. Mr. Lipford stated that he is the principal architect for the building and it was one of the most rewarding. The people banded together to work with grant writers to ensure that they were able to keep the land to make it more affordable. The citizens did not have the financing to buy the land.
- Mayor Grant stated that the process is the Public Hearing, which is being held tonight. The RFQ will be advertised tomorrow, Tuesday, April 17, 2012 for 21 days. Mr. Jones, Mr. Ashton and Mr. Thompson will review the response and submit a recommendation to the City Council on June 4, 2012. The Council should make a decision by June 12, 2012. He stated that they hope to break ground by August 1, 2012.
- Councilman Yeargin wanted to know the cost for the senior housing. Mayor Grant stated that the information will be provided at a later date.
- Councilwoman Stephenson wanted to know the possibility of jobs for the residents. Mayor Grant stated that all sub contracting work will go through the City.
- Mayor Grant stated that the Youth Center is multi use center and we can use the center for renting space for functions.
- The recreational center will be larger than the current center. We will have a tree line walkway that leads to Addison Road, which is consider a streetscape.
- Mayor Grant stated that this is platinum lead project.
- Mr. Jones wanted to know if there will be a basketball court or field. Mayor Grant stated that it would be basketball court inside the recreational center.

- Ms. Battle wanted to know if the development cost will cause the taxes to go up. Mayor Grant stated it will not. He explained the master lease process on the private, public partnership.
- Ms. Hart wanted to know the types of retail stores that will be in the building. Mayor Grant stated that it will be a drug store, dry cleaners, and shoe repair shop. They are not going to have a lot of retail stores in the location. They are considering a health clinic, florist, etc.
- Councilman Yeargin requested an elaborative on the platinum level lead. Mr. Lipford stated it is the highest level to achieve. It is a proven fact that properties with this designation hold their value.
- Mr. Jones stated that the Council authorized an assessment in December 2011 to answer two questions. Should we rebuild or renovate. The recommendation was to build new.
- Councilwoman Stephenson wanted to know if the building will be named the Feggans Center. Mayor Grant state it would not. They will be naming the square after him due to his horticultural work.
- Mayo Grant stated the current City Hall will be for the Police Department and the building will be ADA compliant.

5. Adjourn.

The meeting adjourned at 7:20pm

Submitted by,


Dashaun N. Lanham
City Clerk